



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 27, 2006

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *P* *P* *P* *P* *A* *A* *A*
Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer
Commissioners Ray and Horgan had excused absences
Commissioner Dwyer arrived at 5:45 pm

AGENDA APPROVAL

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JUNE 27, 2006, AND MOVE ITEM A-3 TO THE BEGINNING OF THE AGENDA, BY THE FOLLOWING VOTE:

AYES: Burnett, Livengood, Scandura, Dingwall
NOES: None
ABSENT: Ray, Horgan, Dwyer
ABSTAIN: None

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS):

A-1. CONDITIONAL USE PERMIT NO. 04-56/MITIGATED NEGATIVE DECLARATION NO. 04-10 (HOME DEPOT @19101 Magnolia St.) - Ron Santos

Ron Santos, Associate Planner, gave an overview of the project. He referred to a "Response to Comments" packet that staff prepared for the Mitigated Negative Declaration and requested at the last study session by the Commission.

Herb Fauland, Principal Planner, advised of a late communication received from residents and local business owners stating their position and recommendations on the project. Fauland also handed out a change to attachment 2.3, paragraph 6g, of the Staff Report.

Chair Dingwall asked if the Commission would receive copies of all publications and conditions of approval when they are complete. Staff advised the Commission would receive all pertinent information.

Scandura asked what the lumber delivery hours would be for the project.

Santos stated mitigation measures were recommended to have lumber delivery in the front of the store; therefore, these deliveries could virtually occur at any time during non-business hours.

Discussion ensued regarding the Commissioners concern over night time delivery hours for lumber, placement of the loading dock, placement of underground electrical cables and parking.

Commissioner Burnett addressed the issue of day laborers and asked how Home Depot proposes to mitigate this issue.

Santos stated that Home Depot is in the process of submitting a plan to the Police Department and wishes to work with the city in order to mitigate the problem.

A-2. DOWNTOWN PARKING MASTER PLAN: ANNUAL REVIEW – Ron Santos

Ron Santos, Associate Planner, stated that this is the seventh report on the Downtown Parking Master Plan and gave a brief synopsis of the item.

Dingwall inquired if a parking structure is being built with the in-lieu fees that have already been collected.

Fauland stated that a parking structure is not being constructed.

Dingwall asked what the actual cost is for the in-lieu parking fees. Staff advised they would provide the information and will include this item in the Planning Commission Workshop agenda.

A-3. CONDITIONAL USE PERMIT NO. 06-14 (TATTOO SHOP @ 6488 Edinger Ave.) – Paul DaVeiga

Paul Da Veiga, Associate Planner, gave a review of the project that included hours of operation, size of business and number of employees.

Commissioner Scandura inquired as to how many tattoo businesses are currently operating in the City. Staff advised there are four.

Commissioner Livengood asked if parking would be impacted. Staff advised it would not be affected adversely.

B. STUDY SESSION ITEMS - NONE

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – NONE

D. PLANNING COMMISSION COMMITTEE REPORTS:

Commissioner Dwyer reported on the Subdivision Committee meeting scheduled for July 13, 2006. The Newland residential subdivision will be the agenda item.

E. PUBLIC COMMENTS (Regarding Study Session Portion of Meeting):

Marice White, Home Depot representative, advised the Commission that they have a draft plan that they feel might meet all suggested conditions and mitigations measures. She also invited the public to a community meeting to discuss day laborers at 7:00pm on June 28th in Room B7 of City Hall.

Anthony Gaynar, resident in the area of the proposed Home Depot, voiced his concern regarding delivery hours, noise from lumber deliveries and loading dock placement.

Kathy Klingenberg, resident in the area of the proposed Home Depot, reviewed her concerns expressed at prior meetings regarding the project and stated that her requests regarding noise, traffic, delivery hours and day laborer issues are reasonable and should be mitigated

Summer Aikman, resident in the area of the proposed Home Depot, reiterated Ms. Klingenberg's requests and stated that she appreciates the Staff's efforts in mitigating these issues.

Barbara Brown, resident in the area of the proposed Home Depot, thanked the Staff for measures taken to mitigate issues and voiced her concern regarding the proposed 8 foot wall to be provided by Home Depot. Her concerns were that of destruction of her property and noise in the area.

Friga Brenn, business owner in the area of the proposed Home Depot, voiced her support of the new Home Depot and encouraged the Commission to approve the project at the July 11, 2006, public hearing.

F. PLANNING COMMISSION COMMENTS:

Commissioner Scandura stated he would be on vacation August 8-14, 2006.

Commissioner Burnett reminded everyone of the Delta 4 flight scheduled for 8:15pm this evening, which was constructed in Huntington Beach.

Commissioner Livengood stated he will not be present at the July 25, 2006, Planning Commission meeting.

Commissioner Dwyer asked staff if it is possible to get a copy of the new Home Depot plot plan as soon as the applicant delivers it.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

ADJOURNMENT:

Adjourned at 6:40 p.m. to the next regularly scheduled meeting of Tuesday, July 11, 2006.

APPROVED BY:

Scott Hess, Secretary

Robert Dingwall, Chair